



City of Troy

AGENDA, TROY CITY COUNCIL
MONDAY, JULY 17, 2017, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

excuses by motion/second/roll call vote

SUMMARY OF MINUTES

July 3, 2017 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

RESOLUTIONS

R-31-2017 Authorize application for OPWC funds for the Riverside Drive Phase 2 Improvement Project 1st Reading
EMERGENCY

R-32-2017 Resolution of Necessity, Sidewalk portion of the N. Market Street Improvement Project Ph II 1st Reading

ORDINANCES

None

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

Date of Meeting: July 17, 2017

Troy City Council Meeting

[illegible]

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, July 3, 2017, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Phillips, Schweser, Snee and Terwilliger.

Upon motion of Mr. Kendall, seconded by Mr. Heath, Mrs. Oda was excused from this meeting by unanimous roll call vote.

Upon motion of Mr. Kendall, seconded by Mr. Schweser, Mr. Tremblay was excused from this meeting by unanimous roll call vote.

Upon motion of Mr. Schweser, seconded by Mr. Kendall, Mr. Twiss was excused from this meeting by unanimous roll call vote.

Presiding Officer: Martha A. Baker President of Council

Others Present: Patrick E. J. Titterington, Director of Public Service and Safety
Grant D. Kerber, Director of Law

INVOCATION: An invocation was given by Council Member Phillips, followed by the Pledge of Allegiance.

INTRODUCTION: Matthew D. Webb was introduced. He was appointed to the position of Firefighter on June 12, 2017.

MINUTES: The Clerk gave a summary of the minutes of the June 19, 2017 meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Phillips, seconded by Mr. Heath, to approve these minutes. Motion passed by unanimous roll call vote.

COMMITTEE REPORTS:

Law & Ordinance Committee: Mr. Schweser, Chairman, reported that notice has been received regarding three liquor license applications:

- New D2 permit for Studio 14 Creative Arts Center LLC, dba Studio 14 Creative Arts Center, 8 N. Market Street.
- New C2 permit for Dolgen Midwest LLC, dba Dollar General Store 1955, 785 W. Market Street.
- Transfer of existing C1 and C2 permits from the Ninos Gas LLC, 503 E. Staunton Road, to the name of Fuel One LLC, dba 55 Express Mart, of the same address.

Personnel Committee: Mr. Terwilliger, Chairman, gave the oral report that Committee supports the request of Mayor Beamish for several reappointments to the City Beautification Committee. A motion was made by Mr. Terwilliger, seconded by Mr. Phillips, to approve the reappointments of the following for new two-year terms commencing July 1, 2017: Judy Fiessinger, Patricia Doran, Wanda Tremblay, Barrie Van Kirk, Mary Davis, Phyllis Dawkins, and Amy Cullis. Motion passed by unanimous roll call vote.

CITIZEN COMMENTS: None.

RESOLUTIONS: None.

ORDINANCES: None.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY: Mr. Titterington commented that on July 4 City offices will be closed but refuse will be collected on the regular schedule.

COMMENTS OF COUNCIL MEMBERS: Mr. Schweser inquired about the railroad ties left by CSX along Hydraulic Ave. and stated his concern about the appearance of the area and that someone may be hurt on the ties and other materials. Mr. Titterington commented that CSX has advised that the ties should be removed the week of July 24, and the City has pounded down sharp edges in the interim.

Mr. Phillips asked about the status of residents receiving an extra refuse bin, with Mr. Titterington commenting that a few residents have qualified to receive an additional bin, but that residents have become more accustomed to the new system.

Mr. Terwilliger noted that some sidewalk and curb that has been repoured on the north of town is a project of a utility company and not the City.

COMMENTS OF PRESIDENT OF COUNCIL: Mrs. Baker commented she appreciated the Troy Development Council update that was in the Council packet.

PRESENTATION: Mr. Titterington provided a presentation of the MKSK Downtown and Riverfront Study (with the 16 page document attached to the original minutes). In addition to the information contained in the presentation, Mr. Titterington further commented: the City funded \$25,000 of the study cost and is only one of the partners in funding the study; since the June roll-out of the study, a number of meetings to review the Study have been scheduled with a variety of governmental agencies, clubs and organizations, citizens, and community organizations; the downtown has the ability to add additional retail and residential space with redevelopment and mixed uses; MKSK has recommended that the City test some of the ideas mentioned in the report to see how they work and are received, including the future closing of N. Cherry to vehicle traffic for another gathering place use; to provide a test for the use of N. Cherry Street, activities are being planned for July 14 (a downtown concert will be moved from Prouty Plaza), August 12 (a family oriented movie) and September 28 (a ticketed dining event); to provide better connections from the bike trail to the downtown, by August 1 a bike lane will temporarily be placed on the south side of Water Street; other asphalt markings will be placed to help cyclists find the bike lanes; other testing is included in the study to be implemented along East Water Street within two years and to further redevelop Prouty Plaza; other proposed implementation is recommended for time frames of 2-5 years, 5-10 years, and 10 years plus; using the north river bank is considered an ideal location for residential units, additional downtown parking, and a non-vehicular bridge; there needs to be much discussion regarding funding of such bridge; a more radical item in the study, and in a longer time frame, is to redevelop the public square (roundabout) to a "squareabout"; the 26 spaces that could potentially be lost on the south side of E. Water Street (to provide the bike lane) can be offset by allowing additional parking spaces on the north side of E. Water Street; the "branding" is being reviewed at this time to best "tell the Troy story" and this is more than only changing logos; the branding will be reviewed with the Council and many of the other entities that are to receive presentations; cost estimates are being worked on for some of the 0-2 year implementation items; it is recognized that implementation of the study will require private investors as well as investments by the partners/stakeholders; the entire 97-page study is available on the City's website; feedback is important and is sought.

-Mrs. Baker asked that Council be made aware of when the meetings with other entities are scheduled in case Council Members wish to attend any of those meetings.

-Mrs. Baker asked if Council will be asked to approve the study, as Council is on the front line when it comes to the public in making changes. Mr. Titterington advised that is not necessary, but Council could if Council wishes; Council would have to be involved for items like applications for funding, requesting any changes to the state routes, and approving funding for infrastructure.

-Mr. Heath asked about the market for the N. Cherry Street project. Mr. Titterington replied that as the first item is moving a concert, it will only require getting the word out about it being moved. Marketing for the August 12 movie will be kicked off soon, with riding bicycles to the movie encouraged. The August 12 movie event will also involve activities at Treasure Island Park. He stated that the Chamber, The Troy Foundation, Troy Main Street, and the City are working on these three events.

-Mr. Schweser stated that he likes much of the plan; a number of communities are already implementing initiatives similar to that proposed; but he is very concerned about many of the streets selected for bike lane connections and how parking will be addressed with using roadway areas for bicycles. Mr. Titterington stated that if the bike lanes are implemented, it will not be this year, and implementation will take more research.

-Mr. Kendall said he is excited about much of the study and how it can address current and future needs of citizens and investors, and he has seen similar plans put in place in other areas and countries. Mr. Titterington commented that MKSK is impressed with the activities that Troy already pulls off, and MKSK does not feel that Troy has fallen behind the curve in progressing.

-Mr. Phillips stated he thinks many of the projects are needed, but there must be efforts to reach out to get the factual information before the citizens, and he feels that marketing needs to be done in a positive fashion. He suggested that many elements of the plan should be in the Comprehensive Plan. Mr. Phillips asked to see a count of cyclists in the City and particularly in the downtown, as well as cycling organizations.

-Mrs. Snee commented she is encouraged that the plan recognizes the lack of certain housing. She supports getting as much information as possible out about the study. Regarding a comment about the location of parking on E. Water Street, was advised that it would be near Hobart Cabinet.

-Mr. Terwilliger stated he sees the main issue to be parking in a number of areas. He also commented that he believes the green space of the levee is a very important part of the City and he does not support development at a loss of something that can never be replaced again, such as the levee area. He further commented that to take parking area at the Hobart Arena, or to take the North Market Street ballfields for development would be to take an area that would forever be lost to the City. Mr. Titterington stated there was discussion about the potential loss of green space and how it is used, and the Steering Committee is sensitive to retaining green space, and MKSK will take those concerns into account. Regarding the parking needs downtown and the

"river district concept", Mr. Titterington stated that a parking structure could be under the residential area, a parking structure could expand the parking available at the Arena, and a safe walkway across the river from a parking structure could help alleviate a conceived parking problems in the downtown. He also noted that this concept will require considerable further review.

-Mrs. Baker suggested that there be mechanisms to get out and speak to the citizens, and not just those in the Southwest Historic District, as they are the ones who contribute to the tax base and get feedback from the citizens before plans are further looked at.

CITIZEN COMMENTS:

Rosemary Jones, 1453 Cornish Road, stated she believes the MKSK plan needs to speak more to the older citizens, and not just be a plan for cluttering the river and creating more street congestion. She suggested that if the live "web cam" of the public square is looked at, anyone could see that it works quite well. She suggested not attracting more just to change.

There being no further business, Council adjourned at 8:35 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Streets and Sidewalks Committee
SUBJECT: OPWC APPLICATION FOR RIVERSIDE DRIVE IMPROVEMENT PROJECT PHASE 2

DATE: July 10, 2017

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on July 10 regarding authorizing an application for Ohio Public Works Commission (OPWC) funds for the Riverside Drive Improvement Project Phase 2. The project scope includes roadway reconstruction/paving, sidewalk/curb/gutter, and utility work. The project area is from the north property line of Troy Community Park to Orchard Drive. While this project has not yet been designed, it is currently estimated at \$1,219,540. The OPWC grant would not exceed \$600,000. This project would be designed in 2018 and constructed in 2019.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to file an application for OPWC funds for the Riverside Drive Phase 2 Improvement Project and to execute any necessary agreements if the funding application is approved. As the application deadline is July 24, we support emergency legislation.

Respectfully submitted,

Brock A. Heath

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met on July 10, 2017, to consider recommending the application be submitted for Ohio Public Works Commission (OPWC) Funds for the 2019 construction of the Riverside Drive improvement Project phase 2. The meeting was also attended by Bill Lutz and members of the City staff.

The City was notified by the Ohio Public Works Integrating Committee that the City's application for the Riverside Drive Improvement Project Phase 2 has scored high enough to receive funding. The project area would be from the north property line of Troy Community Park to Orchard Drive. The project scope includes roadway reconstruction/paving, sidewalk/curb/gutter, and utility work. While this project has not yet been designed, it is currently estimated at \$1,219,540. A more definitive estimate will be part of the design process; however, the OPWC grant would not exceed \$600,000. The City will be required to bid the project and seek reimbursement for the State portion. The design of this project will be included in the 2018 budget. Construction would be in 2018.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to file an application for OPWC funds for the Riverside Drive Phase 2 Improvement Project and to execute any necessary agreements if the funding application is approved. As the application deadline is July 24, we support emergency legislation.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Streets and Sidewalks Committee
SUBJECT: RESOLUTION OF NECESSITY - SIDEWALKS FOR N. MARKET ST. RECONSTRUCTION PROJECT PHASE II

DATE: July 10, 2017

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on July 10 regarding a Resolution of Necessity related to the sidewalk portion of the North Market Street Reconstruction Project Phase II. The project area is North Market Street between Foss Way and Stonyridge Avenue. The project scope would include roadway reconstruction/paving, sidewalk/curb/gutter, storm sewers, and replacing deteriorated sanitary or water systems as needed. The amount estimated to be assessed to property owners for the sidewalk portion of the project has been calculated. Those property owners may file an appeal to an Assessment Equalization Board related to the estimated sidewalk assessments.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Resolution of Necessity related to the sidewalk portion of the North Market Street Reconstruction Project Phase II.

Respectfully submitted,

Brock A. Heath

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met on July 10, 2017, to consider recommending that Council approve a Resolution of Necessity for the sidewalk portion of the North Market Street Reconstruction Project Phase II. The meeting was also attended by Bill Lutz and members of the City staff.

The North Market Street Reconstruction Project Phase II is part of the 2017 Budget. The project area is North Market Street between Foss Way and Stonyridge Avenue. The project scope would include roadway reconstruction/paving, sidewalk/curb/gutter, storm sewers, and replacing deteriorated sanitary or water systems as needed. The project design is nearing completion. Based on the cost estimates that have been completed so that the notice of estimated assessment costs for the sidewalk work can be provided to property owners, the estimated cost for this project has increased from \$1.067 million to \$1.9 million. We were advised that this is primarily due to elevation changes, additional storm work, and inflation. A portion of this project will be reimbursed from an Ohio Public Works Commission (OPWC) grant, which is capped at \$533,500. Bidding authorization will be considered later in the process, as would a reappropriation due to the cost estimate increase. The estimated sidewalk assessments are attached to this report.

If the Resolution of Necessity is approved, impacted property owners would be advised of the estimated assessment. A property owner may file an appeal with the Assessment Equalization Board (AEB). The role of the AEB is to hear appeals from property owners regarding the estimated sidewalk assessment and provide any recommendations to Council. If an appeal is filed, Council would then need to consider approving the appointment of an Assessment Equalization Board (AEB) and set a meeting of that Board as required by the Ohio Revised Code.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Resolution of Necessity related to the sidewalk portion of the North Market Street Reconstruction Project Phase II.

cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, staff, media
encl.

mlocStrNo	mlocStrName	mlocStrSuffix	Total Property Length	4 inch (SF)	6 inch (SF)	Curb (LF)
9	DRONFIELD	RD	82	600	0	
21	LITTLEJOHN	RD	213.79	1805	400.3	
927	MARKET	ST	112	370	222.5	
998	MARKET	ST	120	680	241.5	
1150	MARKET	ST	88	323	219	
1495	MARKET	ST	181.35	690	452.5	
914	MARKET	ST	324.52	1872.5	0	
947	MARKET	ST	144.9	538.6	380.4	
959	MARKET	ST	176	632	512	
995	MARKET	ST	139.8	502.5	420	
1010	MARKET	ST	270	1510	153.5	
1021	MARKET	ST	82	350	93.75	
1059	MARKET	ST	105	385	165.5	
1087	MARKET	ST	105	424.5	204.5	
1105	MARKET	ST	100	357	285	
1122	MARKET	ST	90	560	134.5	
1135	MARKET	ST	67	246	182.6	
1161	MARKET	ST	65.43	269	123.7	
1174	MARKET	ST	92	582	104.7	
1181	MARKET	ST	75	290	174.1	
1221	MARKET	ST	53	454	148.4	
1241	MARKET	ST	46	525	0	
1252	MARKET	ST	84	320	183.5	
1273	MARKET	ST	78.33	675	176.7	
1295	MARKET	ST	66.67	240	191.2	
1311	MARKET	ST	83.33	316.7	203.5	
1322	MARKET	ST	125	655	180.5	
1351	MARKET	ST	81	313.3	187.7	
1374	MARKET	ST	125	750	176.9	
1375	MARKET	ST	151.14	664.5	186.8	
1405	MARKET	ST	218.89	949.1	193.4	
	MARKET	ST	53	238.5	0	
12	MERRY ROBIN	RD	84	610	0	
1308	STONYRIDGE	AVE		0	0	
				19098.2	6298.65	0
				\$95,491.00	\$45,980.15	\$0.00

Total Estimate	\$141,471.15
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RESOLUTION No. R-31-2017

Dayton Legal Blank, Inc.

A RESOLUTION AUTHORIZING DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND/OR LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED AND DECLARING AN EMERGENCY

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure; and

WHEREAS, the City of Troy is planning to make capital improvements to Riverside Drive Phase 2; and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the Ohio Public Works Commission (OPWC) programs.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to file all necessary applications and documents with the OPWC for funds as described above for the Riverside Drive Improvement Project Phase 2 and to execute contracts with OPWC as required.

SECTION II: That the Director of Public Service and Safety of the City of Troy, Ohio is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION III: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that the application is required to be filed by July 24, 2017; NOW WHEREFORE, this Resolution shall be effective immediately upon its adoption by this Council and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

RESOLUTION No. R-32-2017

Dayton Legal Blank, Inc.

**RESOLUTION DECLARING THE NECESSITY OF REPLACING
SIDEWALKS AS PART OF THE NORTH MARKET STREET
IMPROVEMENT PROJECT PHASE II IN THE CITY OF TROY, OHIO**

WHEREAS, the Council of the City of Troy, Ohio has endorsed the proposed plan for the street improvements on North Market Street from Foss Way to Stonyridge Avenue in the City of Troy, known as the North Market Street Improvement Project Phase II, and

WHEREAS, the Council of the City of Troy, Ohio has determined that the sidewalk portion of the street improvement is necessary for the North Market Street Improvement Project Phase II, and

WHEREAS, an estimate of the cost of the improvement is filed in the Office of the Clerk of Council and is open to inspection of all persons interested and an estimated assessment for the sidewalk portion in accordance with the method of assessment as set forth in this Resolution showing the amount of assessment for the sidewalk portion against each lot or parcel of land to be assessed has also been filed in the Office of the Clerk of Council and is available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, Ohio, at least three-fourths of the Members thereof concurring as follows:

SECTION I: That the North Market Street Improvement Project Phase II shall consist of roadway improvements, including new sidewalks, on North Market Street from Foss Way to Stonyridge Avenue and that the attached Exhibit A states the lots of land to be assessed for the sidewalk improvement;

SECTION II: That Council declares the necessity for the improvement of the sidewalk portion of the North Market Street Improvement Project Phase II.

SECTION III: That the costs paid by the City of Troy shall be the cost of handicap ramps, public storm sewers, pavement improvements, water lines, curbs and intersection improvements, sanitary sewers, which is equal to or greater than one-fiftieth of the cost of the North Market Street Improvement Project Phase II plus the cost of the intersections.

SECTION IV: That the plans, specifications and estimates of cost for the construction and/or repair of the project, including the sidewalks, now on file in the office of the Clerk of Council are approved.

SECTION V: That the cost that shall be assessed to be paid for by assessment to the adjacent property owners shall be the cost of the sidewalks, less the cost of the intersections.

SECTION VI: That the method of levying the assessment shall be in accordance with the front footage method, based upon the front foot of the property bounding and abutting the sidewalk improvement.

SECTION VII: That the payment of such assessment shall be made in a lump sum payment to the City of Troy within thirty (30) days after the notice of the passage of the Assessing Ordinance in accordance with law. If payment is not made within such time as stated for lump sum payment, such assessment shall be certified to the Auditor of Miami County for concurrent collection with property taxes as assessed by said Auditor (total number of payments not to exceed a five-year period.).

SECTION VIII: That securities will not be issued by the City of Troy in anticipation of the levy or collection of these assessments

SECTION IX: That the Clerk of Council is directed to serve notice of the passage of this Resolution on the owners of the lots and lands abutting on the sidewalks as provided by law.

SECTION X: That this Resolution shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

EXHIBIT A

mlocStrNo	mlocStrName	mlocStrSuffix	Total Property Length	4 inch (SF)	6 inch (SF)	Curb (LF)
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1311	MARKET	ST	83.33	316.7	203.5	
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1405	MARKET	ST	218.89	949.1	193.4	
	MARKET	ST	53	238.5	0	
12	MERRY ROBIN	RD	84	610	0	
1308	STONYRIDGE	AVE		0	0	
				19098.2	6298.65	0
				\$95,491.00	\$45,980.15	\$0.00

Total Estimate	\$141,471.15
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City of Troy

ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, Director of Public Service and Safety

DATE: July 14, 2017

A handwritten signature in red ink, likely belonging to Patrick E. J. Titterington, the Director of Public Service and Safety.

We are providing the following for your information:

- Major Project Update:
 - Extra High Service (EHS) Water Tower – The painting crew has mobilized to start the painting of the tower. Substantial completion is estimated for the Fall of 2017.
 - Mulberry St. Parking Lot Improvement- Construction is expected to begin in mid-August.
- The first of the activation events for Cherry Street Commons is being held July 14, with a concert starting at 7:30 p.m.

Starting July 17, windshield flyers and residential door hangers will be distributed within the area of West Water Street between N. Adams Street and N. Market Street to advise that there will be no parking on the south side of West Water Street between North Adams Street and North Market Street beginning at 5:00 p.m. on July 31. Parking will be available on the north side of Water Street between North Adams and North Market Streets, as well as on side streets. In addition, new spaces are being created on North Short Street. These changes are being made to accommodate a dedicated bike lane on the south side of West Water Street, which will provide better access to the downtown from the Great Miami Recreational Trail.

The second activation event will be held on August 12, a Family Movie Night on N. Cherry Street. This will feature the amazing 1985 adventure comedy movie -- *PEEWEE'S BIG ADVENTURE*. The movie will start at dusk. Other family activities are being planned downtown and at Treasure Island Park immediately prior to this event.

- We appreciate the efforts of the volunteers who organized the July 4th parade. The organizers were very pleased with the turnout who watched the parade.
- There was also an outstanding turnout of people viewing July 4th fireworks. Rozzi's Fireworks provided an excellent show! We are very appreciative of both The Troy Foundation and the Concord Township Trustees for helping us provide the July 4th fireworks.

- Due to the weather forecast on July 11, the *Finding Dory* movie at Treasure Island Park has been rescheduled for dusk on July 18. This Treasure Island Park event is a partnership between the Troy-Miami County Public Library and the City of Troy.
- The Troy Police Department continues to promote National Night Out 2017 on August 1 from 7-10 p.m. Rather than a large, central event, National Night Out 2017 will focus on bringing the event to the neighborhoods. NNO is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. With assistance available from the Troy Police Department, each neighborhood in Troy is responsible for planning and holding its own block party. Citizens interested in organizing a neighborhood National Night Out block party on August 1 are encouraged to contact SRO Officers Jeff Waite or Chris Tilley at the Troy Police Department (339-7525). Several neighborhoods have already organized a NNO block party.

Upcoming Events in Downtown Troy

July 14	7:30 p.m.	TMS- Brother Believe Me (N. Cherry St.)
July 21	7:30 p.m.	Hayner Concert- Rachel Brown & Beatnik Playboys (Prouty Plaza quadrant)
July 28	5-9:00 p.m.	TMS Streets Alive (downtown area)

Upcoming Events at Treasure Island Park

July 16	7:00 p.m.	Troy Civic Band Concert- Christmas in July
July 29	11:00 a.m.	River Scavenger Hunt

Calendar of Meetings

July 17	7:00 p.m.	Council	City Hall – Council Chambers
July 19	4:00 p.m.	Joint Rec/Park Board	Hobart Arena
July 26	3:30 p.m.	Planning Commission	City Hall – Council Chambers
Aug. 1	4:00 p.m.	Park Board	City Hall – Council Chambers
Aug. 7	7:00 p.m.	Council	City Hall – Council Chambers
Aug. 9	3:30 p.m.	Planning Commission	City Hall – Council Chambers

If you have any questions, please do not hesitate to contact this office.

encl.

cc: Department Heads



**Operations
Items of Interest
July 14, 2017**

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 240 tons of residential trash since the last report of 241 tons.
- Handled two recycling complaints and 29 trash complaints.
- Collected several compliant brush piles and T-bags.
- Used 301 tons of asphalt on 77 street repairs.
- Placed barricades and cleaned the downtown in preparation for the concert on the Public Square.
- Mowed ditches and right-of-ways.
- Prepared equipment for Gov Deals.
- Dura-patched 47 spots marked for repair.
- Assisted the golf course with repair of hole number 7.
- Repaired seams on W. Main St.
- Continued our manhole repair operations.
- Sign shop used 350 gallons of yellow paint on center line and restricted/yield areas. They have also trimmed trees around stop signs, replaced damaged and faded signs, and started painting white lane lines.
- Prepared asphalt pad behind old DP&L building for Water Treatment Plant.
- Started round two of sweeping operations.

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed.
- Removed the American flags after the Fourth of July.
- Installed new motor on the air compressor at Barnhart Water Tower.
- Repaired a PED signal at W. Main St. and Plum St.
- Repaired three parking lot lights at Fire Station #3.
- Continued to perform conflict monitor testing on the traffic signals.
- Used the bucket truck to remove several sound baffles above the ice at Hobart Arena.

Water Distribution/Sewer Maintenance - Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets.
- Worked on numerous work orders for Billing and Collection.
- Completed non-pay shut-offs and reconnected them as they were paid.
- Investigated numerous high consumption alerts.
- Upgraded water services at residences on Maplecrest Dr. and Harrison St.
- Repaired hydrant watch valve at Dickerson Dr. and Southview Dr.
- Remediated soil at several locations where we have made repairs.

Water Treatment Plant – Jeff Monce

- For the month of June 2017, the WTP pumped a total of 115.50 million gallons (MG) to our distribution system and customers in West Milton and parts of Miami County (avg. 3.850 MG/day). Total precipitation recorded at the WTP for June was 6.16". Respective totals for June in previous years are:

2016: 121.441 MG; 1.64"
2015: 110.296 MG; 5.97"
2014: 120.394 MG; 4.73"
2013: 131.419 MG; 3.66"
2012: 163.337 MG; 1.59"
2011: 123.175 MG; 3.35"
2010: 119.483 MG; 5.77"
2009: 131.988 MG; 3.77"
2008: 125.086 MG; 8.14"
2007: 145.137 MG; 2.25"

- 14 bulk water account holders withdrew a total of 712,040 gallons from the WTP Bulk Water Station during the month of June; revenue total \$6,568.75.
- A total of 6,413,338 gallons were pumped to the Extra High Service pressure zone in northwest Troy by the EHS Booster Station from June 1-30, for an average daily consumption in that zone of 0.2211 MG.
- Maintenance staff continues pressure washing of Train 2 primary clarifier.
- City electricians removed the Barnhart Tower mixing system compressor motor for repairs; have reinstalled the motor and restored the system to operation.
- Plans for upgrading the lime conveyance system are being finalized. New pneumatic lines and level sensors should be installed within the next month.
- Painting crews are on site at the new Extra High Service Tower. Tank and site containment setup will be followed by spot blasting and cleaning. Application of approximately 40,000 sq. ft. of coatings to the exterior and interior surfaces of the tower will begin in the next few weeks.
- An internal position posting for a WTP Mechanic was issued July 10.

Wastewater Treatment Plant – Mitch Beckner

- Replacement of the chain and sprockets on the North Primary Clarifier has been completed. The next step in this re-fitting is the replacement of the system's motors and drive units. This will begin this week.
- Staff will be making another site visit this week to look at existing installations of a UV system. The Plant's existing system is nearing the end of its' useful life and has been experiencing serious operational problems for the past three years. The UV system is scheduled for replacement in the Capital Improvement Plan in 2018.
- We are currently in the process of getting quotes on several other projects including the paving of the vehicle approach at Trader's lift station, the replacement of non-functioning valves in the Blower Building, and the replacement of the HVAC system in the Disinfection Building, an item scheduled for replacement in 2018.

**Items of Interest
Engineering Department
July 12, 2017**

PROJ #	PROJECT TITLE	PROJECT STATUS
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PUBLIC WORKS AND CITY FACILITY PROJECTS

2014-16	Hobart Arena Renovation and Expansion	Construction is completed and a few punch list items remain.
2014-12	Extra High Service (EHS) Water Tower	The Water Tower project has been awarded to CB&I Constructors, Inc. The tower bowl can be seen to the west of the existing Stanfield Tower. Paint crew is mobilizing to begin painting the tower. Completion is estimated in Fall 2017.
2015-01	MIA - Troy East Main Street Downtown Streetscape (PID 93240)	Final assessment ordinance has been approved by Council and bills have been sent to residents prior to assessing on property taxes. Assessments are placed on unpaid property owners' taxes for 2018.
2015-04	Nottingham Subdivision Sewer Gravity	Access Engineering, LLC was authorized to design a gravity sewer from the Nottingham Subdivision to Piqua-Troy Road at Troy-Urbana Road. Easement requests are being coordinated with the property owners. Final design is completed and coordination with the developer is anticipated in 2018. Project on hold.
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Council approved the ODOT LPA Agreement including accepting ODOT funding and finalizing bike path easements according to federal regulations. Resurfacing is scheduled to occur SFY 2020 (calendar year July 2019). The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. A PO was issued for the engineering consulting work. Staff continues right-of-way acquisition with MCD, CSX, Troy schools and a couple of other property owners.
2015-23	North Market Street Improvements Phase 2	This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. Council authorized Choice One Engineering Corporation to design the project. Construction is anticipated to occur in 2017. Design is progressing with bidding anticipated in 2017. A Resolution of Necessity for sidewalk assessments will be on Council's July 17 agenda.
2015-26	Mulberry St Parking Lot	We anticipate construction to begin in the coming weeks with a preconstruction meeting scheduled next week.
2015-34	West Main Street Corridor Study from I-75 to Cherry Street	This project analyzes West Main Street between I-75 and downtown for capacity and multiple modes of transportation in order to improve safety. Council authorized an agreement with Strand Associates, Inc. Data collection phase and analysis of the street has begun. A progress meeting occurred with some cross section options throughout the corridor for the project area. Safety countermeasures are being reviewed and traffic analysis are being finalized.
2016-09	Miami Shores Clubhouse Renovation	ALT Architecture has been authorized to design the renovation. A kick off meeting will be scheduled to begin design.
2016-12	Waterline Replacement Program	Finrock Construction Co. is mobilized and working on site. Project should be completed by end of July.
2016-17	South Stanfield Stormwater Extension	T.C. Holzen, Inc. will begin work on site in August.
2016-26	West Milton Regionalization Phase 2	Council authorized the next phase of the project for additional analysis and breakdown of the City acquiring, operating and maintaining West Milton's water system. The previous water study assumptions are being reviewed and updated. A condition assessment has been started on West Milton's water system.

ANNUAL PROJECTS

Items of Interest
Engineering Department
July 12, 2017

PROJ #	PROJECT TITLE	PROJECT STATUS
	Paving Program 2017	Milling crews will mobilize in coming week.
	Sidewalk Program 2016	Contract quantities were obtained/measured for the 2016 sidewalk repair program, which is located in the following location: areas along S. Plum St., S. Cherry St., S. Walnut St. and S. Mulberry St. between Main St. and Franklin St.; S. Market St., S. Walnut St. and S. Mulberry St. between E. Franklin St. and E. Canal St.; and the area encompassed by S. Market St., E. West St., S. Clay St., Ross St., and S. Mulberry St. which include the following streets Young, Enyeart and Dakota. LJ DeWeese Co, Inc. is the contractor. Contractor will remobilize in the next 2 months in order to complete the project by the end of the construction season.
	Sidewalk Program 2017	Phase 10 includes the areas along S. Mulberry St. between E. Ross St. and S. Market St.; S. Clay St. between E. West St. and S. Market St.; along S. Crawford St. between E. West St. and Young St.; E. West St. between S. Clay St. to CSX Railroad; and E. Ross St. and Enyeart between S. Mulberry St. and S. Clay St. Resolution of Necessity has been adopted by Council and assessment letters have been sent.
	ADA Curb Ramps	ADA ramps will be replaced in the approximate location of the 2016 Sidewalk Program. Council authorized bidding of the ADA Curb Ramps utilizing CDBG Funds. Project will be advertised.
2015-11	Updating City Construction Standards	Staff is working with Choice One Engineering Corporation (COEC) to update the standards. Standards are finalized. Project completed.
	Sensus Analytics Controlled Launch	We are live with the new Sensus system.
	GPS Data Collection	Collection of data continues. Staff is obtaining OUPS markings from the Vectren bare steel/cast iron gas main replacement work occurring throughout the City and other construction/maintenance activities from City staff or contractors.
	Sidewalk, Driveway, Water, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested with replacements and new development.

SUBDIVISION PROJECTS

2016-10	Stonebridge Meadows	Section 2 and Section 3 construction has final asphalt. Section 4 contractor has intermediate asphalt placed and house construction is progressing. Section 5 is approved through Council and plat construction begins.
2016-02	Legacy Grove	A developer has submitted revised final plat of land along McKaig Road east of Concord Elementary School. Staff reviewing for return to developer. Council accepted Right-of-Way as part of this development along McKaig Avenue.
2015-07 2016-15 2016-25	Halifax	Section 1 construction is complete. House construction is ongoing. Staff is awaiting feedback for lighting options with the developer. Section 2 and Section 3 approved by Council and the escrow agreement has been signed. Contractor is installing beginning street construction onsite.
2015-06; 2015-35; 2017-12	Nottingham	Section 8 is now in the 1 year maintenance period; Section 9 has intermediate course of asphalt placed and house construction is progressing. The developer has installed dry wells in the vicinity of the stormwater pond to improve the water complaints from adjacent property owners. Section 10 and Piqua-Troy Road modification construction will begin towards the end of this month.

**Items of Interest
Engineering Department
July 12, 2017**

PROJ #	PROJECT TITLE	PROJECT STATUS
2016-01	Edgewater	Section 8 has intermediate asphalt. Housing construction has begun.
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via a special assessment process. Punch lists have been completed and will be sent to the developer in order to attempt to complete the subdivision. Section 4 plat has been approved. Construction has not begun.
2003-35	Villages of Concord (formerly Oakmont)	Section 5 is awaiting final punch list and final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via a special assessment process. Punch list has been created and forwarded to the developer in order to attempt to complete the subdivision. Staff has reached out to the developer to encourage completion of the development without the assessment process. Staff is formulating a letter to the developer.

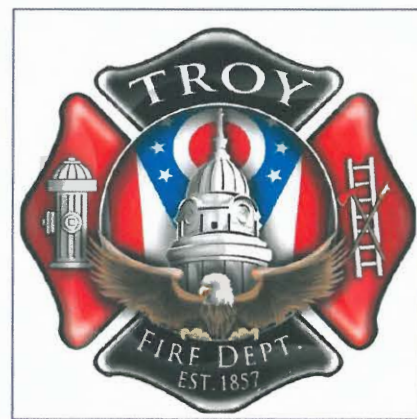
High Usage Alert Records

Address	24 Hr. usage Cu Ft.	Shut Off: Yes - No	Date	Reconnect: Yes - No - Cause
S. Dorset St.	500	No	June 14, 2017	No toilet running
S. Crawford St.	700	No	June 14, 2017	No urinal running
Fernwood Dr.	500	No	June 14, 2017	No left blue card B&C to call
N. Market St.	900	No	June 14, 2017	No left blue card B&C to call
W. Main St.	900	No	June 26, 2017	No left blue card B&C to call
Tamplin Dr.	500	No	June 26, 2017	No toilet running
N. Cedar St.	400	No	June 28, 2017	No B&C to call
N. Dorset St.	500	Yes	June 28, 2017	No B&C to call
Winfield Ct.	800	No	June 28, 2017	No filling pool
Southview Dr.	600	No	July 3, 2017	No shut off sprinkler
W. Main St.	500	No	July 3, 2017	No B&C to call
Southview	600	No	July 3, 2017	No shut off sprinkler
W. Main	500	No	July 3, 2017	No B&C to call
Scott	500	No	July 5, 2017	No hose left running
E. Franklin	900	No	July 5, 2017	No filling pool
Saratoga	400	No	July 6, 2017	No toilet running
King Richard Ct.	500	Yes	July 7, 2017	Yes 7/7/2017
N. Market St.	1400	No	July 7, 2017	No open faucet running inside they shut it off
Pennsylvania Ave.	1800	No	July 12, 2017	No advised customer
Stonyridge Ave.	400	No	July 13, 2017	No B&C to call
W. Main St.	1000	No	July 13, 2017	No advised customer

TROY FIRE DEPARTMENT

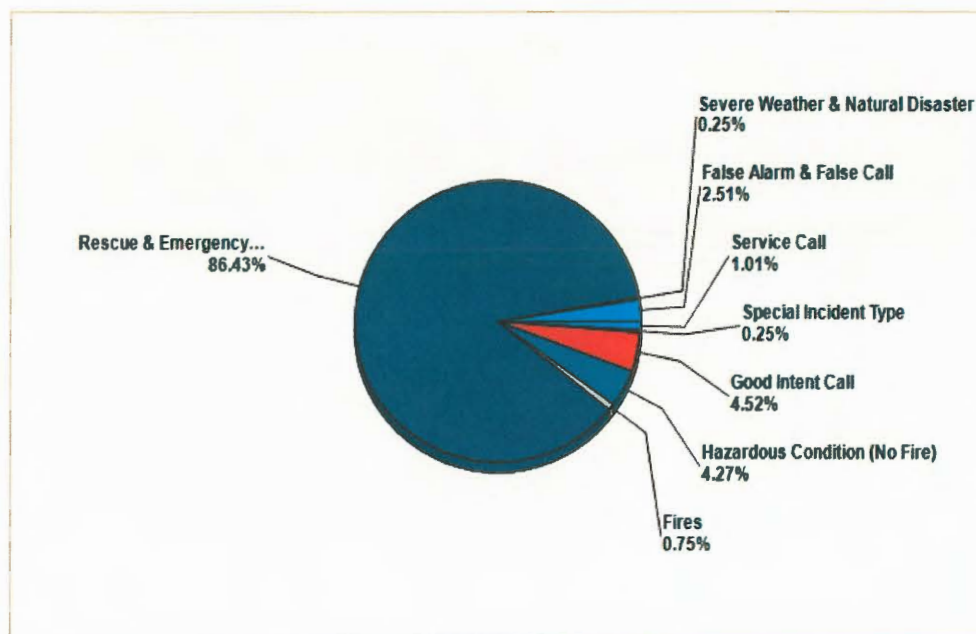
1528 North Market Street Troy, OH 45373

Here are the department's statistics for the month of June. The department has been very active with incidents, training, fire prevention education and inspections.



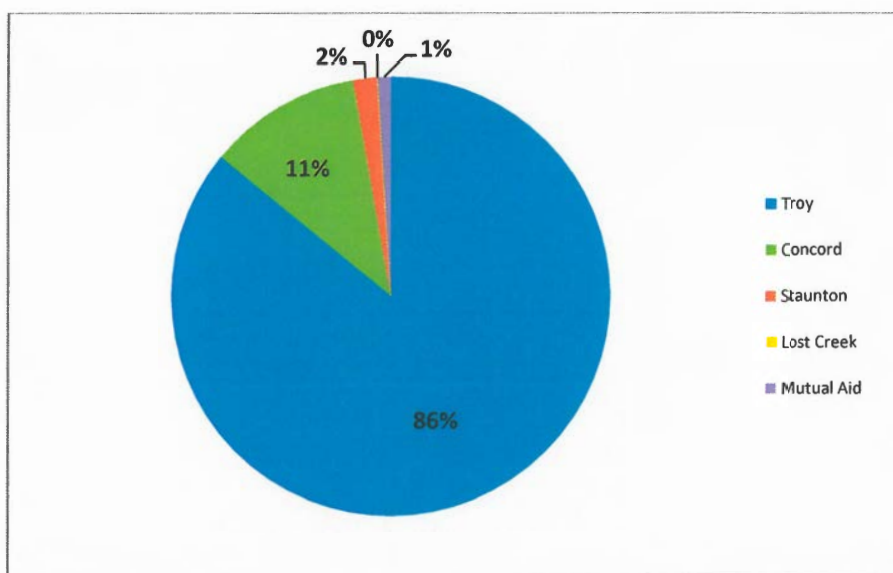
June Incidents

MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	3	0.75%
Rescue & Emergency Medical Service	344	86.43%
Hazardous Condition (No Fire)	17	4.27%
Service Call	4	1.01%
Good Intent Call	18	4.52%
False Alarm & False Call	10	2.51%
Severe Weather & Natural Disaster	1	0.25%
Special Incident Type	1	0.25%
TOTAL	398	100.00%



June Troy Fire Department Incidents

Total Incident Report		
	Total Incidents	% of Total
Troy	342	86%
Concord	45	11%
Staunton	7	2%
Lost Creek	0	0%
Mutual Aid	4	1%
Total	398	100%



June Troy Fire Department Responses

Total Incident Report		
	Total Incidents	% of Total
Troy	342	86%
Concord	45	11%
Staunton	7	2%
Lost Creek	0	0%
Mutual Aid	4	1%
Total	398	100%

Fire Responses

Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total
Engine-1	85	11	5	0	0	101
Engine-2	9	0	2	0	0	11
Engine-3	17	2	0	0	0	19
Tanker-1	1	1	0	0	0	2
Tower-1	0	0	0	0	0	0
Grass-1	0	1	0	0	0	1
Truck-8	8	1	1	0	0	10
Haz-Mat	0	0	0	0	1	1
Total	120	16	8	0	1	145

EMS Responses

EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Other	Total
Medic-1	104	9	1	0	0	114
Medic-2	102	15	3	0	0	120
Medic-3	100	15	0	0	3	118
Medic-4	0	0	0	0	0	0
Total	306	39	4	0	3	352

Dollar Value Saved & Loss Analysis June 2017

Dollar Value Saved & Loss Analysis June 2017				
Total Value	Total Losses	Total Saved	Percent Loss	Percent Saved
\$0	0	0%	0%	100%



Troy Fire Prevention Bureau Statistics

The following are the statistics for the Fire Prevention Bureau. We have been very busy in public education, inspections, consultations and responding to emergency incidents. We are currently fully staffed and are working diligently on multiple projects.

June Fire Prevention Stats

General Inspections:	47
Re-Inspections:	8
Fire Investigations:	1
Ambulance Responses:	2
Fire Responses:	2
Public Education Events:	30
Public Education Participants:	2548
Short Shift Hours:	31
Fire Prevention Permits:	5

Law Enforcement Activity Report
5/29/2017 TO 6/22/2017**Ordinance Cases Filed****Criminal**

Bradford/Sheriff	1
Covington Police Department	2
Piqua Police Department	7
Sheriff's Department - Miami County	4
Tipp City Police Department	1
Troy Police Department	16
	31

Traffic

Covington Police Department	10
Huber Heights Police Department	1
Piqua Police Department	30
Tipp City Police Department	17
Troy Police Department	56
West Milton Police Department	1
	115

State Cases Filed**Criminal**

Bethel/Sheriff	5
Covington Police Department	5
Dog & Kennel	6
Miami County Health Board	5
Ohio State Patrol	13
Personal	2
Piqua Police Department	69
Sheriff's Department - Miami County	56
Tipp City Police Department	29
Troy Police Department	102
West Milton Police Department	14

Law Enforcement Activity Report

5/29/2017 TO 6/22/2017

Wildlife	6
	<u>312</u>
<hr/>	
Traffic	
Bethel/Sheriff	16
Covington Police Department	5
Huber Heights Police Department	1
Ohio State Patrol	675
Piqua Police Department	29
Pleasant Hill / Sheriff	1
Sheriff's Department - Miami County	136
Tipp City Police Department	12
Troy Police Department	60
West Milton Police Department	14
	<u>949</u>
Grand Total:	<u><u>1,407</u></u>



Date: July 11, 2017
To: Patrick Titterington, Director of Public Service and Safety
From: Jim Dando, Development Director
Subject: Items of Interest – Second Quarter Loan Programs Status Report

Please find attached the Status Report for the business loan programs for the Second Quarter of 2017.

This was a busy time for the business loan programs:

- The new loan to SK Mold & Tool for manufacturing equipment was completed.
- The 2012 loan to Bayou Bell (formerly LeDoux's) was paid off in full, as scheduled.
- The loan to Clopay is still pending.
- The 2013 loan to Four Sons Development (Wade Westfall) was subordinated to a new bank so the companion private loan could be refinanced without impacting the City of Troy loan.
- The 2007 loan to Medallion is in default, with lawsuits pending. A planned sale of the Dye Building to another party did not close. The attorneys still are trying to salvage the sale.
- The Troy Community Works project is still pending additional financing. Of several project options, renovation of both the exterior and the interior is preferred. That option has the highest estimated cost, however, at over \$3,000,000. Numerous grant and additional loan applications have been made. On June 28th, the State of Ohio awarded the project an Historic Preservation Tax Credit of \$107,000. That credit is redeemable at the conclusion of the project, so it does not help with current construction plans, but it does add extra support for bank consideration. To date, no bank has been receptive to the project. The hope is that as additional grants are won, some bank will be able to make the loan needed to help complete the financing for the preferred, more complete option. If not, the fallback option is for primarily exterior and first-story improvements to gradually increase the building's occupancy and utilization.
- The total of all outstanding principal loan balances has dropped to under \$2,500,000 for 30 loans with total original principals of over \$3,700,000.

We already are receiving additional inquiries about these business loan programs. With the new construction in progress on Market Street, more investors are considering future Downtown Troy building renovation projects.

The federally-funded CDBG loan program has a current available loan balance of just over \$300,000. It takes in about \$8,000 per month. There usually have been few takers for these loans because of the extra federal red tape. The CDBG loan program is intended for projects which create new jobs for Low-to-Moderate-Income (LMI) persons, but in appropriate cases, the Ohio Development Services Agency can consider granting a waiver for a Downtown building repair project. The Small Business Development loan program does not have those federal restrictions and has an available balance of almost \$100,000. It takes in about \$6,000 per month. The grand total benefit to the community since 1990 from these programs is now approaching \$11,000,000 for 95 projects, with original grant funding of only \$2,525,656. These business loan programs truly are *revolving* loan funds.

BUSINESS LOAN PROGRAMS - QUARTERLY REPORT

Date: July 3, 2017
 To: Patrick Titterington, Director of Public Service and Safety
 From: James Dando, Development Director
 Copies: Members of Loan Review Committee
 Re: Status Report for Second Quarter - 2017

Loans	#	Original Principal	Outstanding Principal	Payments Made This Quarter	Encumbered, But Not Yet Disbursed
CDBG (active)	15	\$1,711,364.00	\$1,252,527.94	\$18,565.80	\$0.00
SBD (active)	9	\$958,990.00	\$746,175.41	\$18,907.84	\$0.00
CDBG (deferred)	6	\$1,075,247.00	\$289,977.35	\$15,225.00	\$622,217.57
Subtotal	30	\$3,745,601.00	\$2,288,681	\$52,699	\$622,217.57
CDBG (previous)	43	\$5,082,919.00			
SBD (previous)	7	\$379,500.00			
Pending loans	1	\$250,000.00	<div style="border-left: 1px solid black; border-right: 1px solid black; padding: 5px;"> Federal Grants Received From the State of Ohio: \$305,000 1990, CJ's Highmarks Restaurant ED \$303,000 1996, Crisafi Marriott Hotels ED \$410,000 1996, Sherwood Shopping Center ED \$25,656 2000, Downtown Historic Repair \$400,000 2000, Peak Foods ED \$121,000 2000, CoriGraphics ED \$12,500 2001, Downtown Rental Repair \$35,000 2001, Downtown Building Repair \$400,000 2003, Downtown Revitalization \$13,500 2005, Downtown Building Repair \$500,000 2008, RevWires ED </div>		
Cancelled loans	9	\$642,912.00			
Public Works	5	\$425,986.48			
Projects Total	95	\$10,526,918.48			
CDBG Cash Balance*		\$303,546.70			
SBD Cash Balance**		\$87,401.62			
Grand Total		\$10,917,866.80			
			\$2,525,656	Total for 11 Grants	

City of Troy Business Loan Programs are designed as "gap financing" and can help projects that are good, but do not quite qualify for complete private sector bank financing. Usually, the City of Troy loan will be subordinated to a primary bank loan. Loan terms can vary to suit a project's financial need. A typical example is 10% owner equity, 60% bank loan, and a 30% City of Troy loan to fill the gap.

*CDBG loans require prior review/approval by Ohio Development Services Agency's Office of Community Development. Federal requirements apply, including environmental review, payment of Davis-Bacon Prevailing Wages for any construction work, and must benefit persons with Low-Moderate Income.

**SBD loans require City of Troy review, only. The program uses no state or federal funds.

NOTES:

- 1) The Community Development Block Grant Revolving Loan Fund (CDBG) is the oldest business loan program. The first project in 1990 was the CJ Highmarks Restaurant. The loan must not exceed 50% of the project cost. State approval is needed before City Council can give final approval. Projects must create at least one new job per \$25,000 loaned and over half of new hires must be from households with Low-Moderate Income. A Waiver of the job-creation requirement can be sought from the State in some limited circumstances, such as repair of a deteriorated Downtown Troy building. Federal and State of Ohio CDBG regulations must be followed, including public notifications, hearings, environmental review, historic review, civil rights, fair housing, prevailing construction wages, other labor standards, the Uniform Relocation Act, procurement standards, and other CDBG contract management requirements.
- 2) The Small Business Development Revolving Loan Fund (SBD) is Troy's newest program. It does not have the federal and State restrictions that limit the CDBG loan program. It was established in 2007, in response to the catastrophic collapse of the roof of a building housing small businesses. An SBD loan can be made much faster than a CDBG loan. The first loans were small and had relatively short terms. The program has since grown and now can do larger loans (up to the amount of the available balance in the fund) for longer terms.
- 3) A \$250,000 SBD loan to Clopay Building Products has been approved, but is not yet closed.
- 4) An \$850,000 DBR loan to Troy Community Works was approved, with \$227,782.43 disbursed. A separate grant of \$30,000 has been obtained from the Ohio Finance Fund for planning and design work. An architect and an historic tax credit consultant have completed a renovation plan. Contractors have provided estimates for roofing and exterior repairs, which alone are expected to cost over \$600,000. Applications are being made to the Ohio Finance Fund and other entities for additional funding. An Ohio Historic Preservation Tax Credit of \$107,000 was announced June 28th, but will be redeemable only after project completion. Several redevelopment options are being considered, with the preferred including exterior and also interior renovations. That option is estimated to cost over \$3,000,000 - so additional funds are needed.
- 5) Private party lawsuits have been filed regarding the Dye Building, which may impact the Medallion loan. Medallion ceased making payments and our Law Director is working with the courts to protect the City. An attempt was made in June 2017 to sell the building, but Medallion did not close the deal.
- 6) A new SBD loan was made to SK Mold & Tool, Inc. for \$94,400 for new equipment for its Troy plant.
- 7) The 2012 equipment loan to Bayou Bell (formerly LeDoux's) was paid in full in April.
- 8) Inquiries also have been made for prospective purchases of some other Downtown Troy buildings that have outstanding City of Troy loans. Although the loans were not written to be assumable, this could be a good opportunity to influence the future of those buildings. City Council approval would be needed.
- 9) We continue to receive inquiries from other businesses seeking loans to help them expand. They all prefer to consider the locally-financed SBD program rather than the federally-financed CDBG loan program.

Business loan status report as of June 30, 2017

Loan Date	End Date	Project Name	Original Principal	Outstanding Principal
Apr-03	Mar-23	Goodall (Troy Lumber)	\$212,500	\$75,786.24
Jun-04	May-24	Harris (Acquisition)	\$71,000	\$27,560.81
Jun-04	May-34	Harris (Rehab 9 S Market)	\$53,000	\$37,155.38
May-07	Apr-37	Medallion (Dye Bldg)	\$380,000	\$296,096.32
Mar-10	Feb-35	Westfall (Harbor Trust bldgs)	\$206,000	\$157,133.35
Jun-11	Jun-31	FourSonsDevel(12 S Market)	\$41,200	\$28,733.36
Sep-11	Nov-36	P&C Ventures (2 E Main)	\$151,700	\$121,583.69
Sep-11	Dec-41	Masonic Temple 1	\$46,450	\$42,139.40
Mar-13	Mar-33	Boyle (Mojo's)	\$35,910	\$29,990.65
Apr-13	Apr-38	P&C Ventures(101 WFranklin)	\$199,305	\$172,724.52
Apr-13	Apr-38	FourSonsDevelopmentShanesy	\$74,624	\$65,748.48
Oct-13	Nov-23	Markwater (Dave Murray)	\$22,000	\$14,707.34
Mar-14	May-34	P&CVentures (121 WFranklin)	\$50,000	\$37,822.72
Mar-14	May-39	Sturwold (210 E Water)	\$130,000	\$118,518.47
Mar-14	May-24	P&CVentures(roof 2 E Main)	<u>\$37,675</u>	<u>\$26,827.21</u>
		CDBG Totals	\$1,711,364	\$1,252,527.94
Jun-11	Dec-19	Jumpy's Laser Tag	\$101,500	\$23,476.14
Mar-12	May-17	Bayou Bell(LeDoux's)	\$30,300	\$0.00
Sep-13	Nov-18	Smith (The Caroline)	\$50,000	\$14,059.87
Jan-14	Feb-34	R&E, LLC (650Olympic)	\$470,000	\$410,328.64
Mar-15	Apr-20	Jay Harris (9 S Market roof)	\$11,107	\$6,496.03
Jun-16	May-26	Smith's Boathouse Restaurant	\$152,300	\$152,300.00
Sep-16	Aug-11	IntegritySrvs (ReUSmoothies)	\$23,383	\$20,463.50
Mar-17	Apr-17	Adventures Great Miami	\$26,000	\$24,651.23
Jun-17	Nov-24	SK Mold & Tool	<u>\$94,400</u>	<u>\$94,400.00</u>
		SBD Totals	\$958,990	\$746,175.41
Aug-00	Jul-99	Fox (Historic Rehab)	\$14,847	\$21,794.92
Aug-03	Aug-33	Boss Jewelers	\$10,000	\$10,000.00
Aug-12	Sep-42	Troy Community Works 1	\$144,300	\$144,300.00
Oct-12	May-61	Masonic Temple 2	\$25,200	\$25,200.00
Jun-13	Sep-47	Troy Community Works 2	\$30,900	\$30,900.00
Aug-15	Sep-45	TroyCommunityWorks 1EMain	<u>\$850,000</u>	<u>\$57,782.43</u>
		Deferred Loans Totals	\$1,075,247	\$289,977.35



City of Troy

Timothy E. Davis
Assistant Development Director
WWW.TROYOHIO.GOV
100 South Market Street
Troy, Ohio 45373
phone: (937) 339-9481/fax: (937) 339-9341

MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Assistant Development Director

DATE: July 13, 2017

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from June 28, 2017 to July 13, 2017.

The first report shows all permits that were issued. The permits have been separated by the wards of which they fall. There were 24 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they fall. There were 28 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay the invoice, the cost will be assessed to the property taxes.

Permit Activity Report

6/28/2017 - 7/13/2017

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
1009 HAVERHILL DR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Shannon Brandon	7/12/2017	\$91.81
909 HAVERHILL DR	1	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Shannon Brandon	7/12/2017	\$103.76
118 N WALNUT ST	2	Change of Occupancy	J CARTER ENTERPRISES OCC	Shannon Brandon	7/7/2017	\$50.00
1301 STONYRIDGE AVE	2	Zoning-Accessory-Residential	SHED	Shannon Brandon	7/5/2017	\$25.00
504 MICHIGAN AVE	2	Zoning-Accessory-Residential	EASY SET POOL	Shannon Brandon	6/28/2017	\$26.00
586 LOXLEY LN	2	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Shannon Brandon	6/28/2017	\$101.98
502 W MAIN ST UNIT D	3	Change of Occupancy	ROPP'S BARBER SHOP OCC 6/2017	Shannon Brandon	6/28/2017	\$52.00
257 S UNION ST	3	Fence Permit	FENCE	Shannon Brandon	7/12/2017	\$10.00
251 UNION ST TROY, OH	3	Sign Permit-Permanent	MARCY'S KITCHEN LLC	Shannon Brandon	7/11/2017	\$40.56
709 E FRANKLIN ST	3	Zoning-Accessory-Residential	POOL	Shannon Brandon	6/29/2017	\$25.00
1401 PETERS RD	4	Zoning-Accessory-Residential	GUEST HOUSE	Shannon Brandon	7/12/2017	\$100.00
1195 Parkview Drive	4	Zoning-Residential Addition	ROOM ADDITION & COVERED PATIO	Shannon Brandon	7/7/2017	\$54.36
928 OLD NURSERY TRAIL	4	Zoning-Residential Addition	DECK	Shannon Brandon	7/6/2017	\$54.86
1250 PETERS RD	4	Water Tap	WATER TAP	Engineering Dept	6/28/2017	\$0.00
1569 MCKAIG AVE	5	Change of Occupancy	OCCUPANCY	Shannon Brandon	7/12/2017	\$50.00
1079 DORCHESTER RD	5	Zoning-Accessory-Residential	ABOVE GROUND POOL	Shannon Brandon	7/6/2017	\$25.00
1267 KELLER DR	5	Zoning-Accessory-Residential	SHED	Shannon Brandon	7/5/2017	\$25.00
1575 Fleet Rd	5	Zoning-Accessory-Residential	Handicap wheelchair ramp	Shannon Brandon	7/3/2017	\$52.41
2314 LARKSPUR DR	6	Fence Permit	FENCE	Shannon Brandon	7/12/2017	\$10.00
2314 LARKSPUR DR	6	Zoning-Accessory-Residential	SHED	Shannon Brandon	7/12/2017	\$25.00
2000 W MAIN ST	6	Temporary Use Permit	TEMPORARY USE	Shannon Brandon	7/12/2017	\$50.00
3306 HEATHERSTONE DR	6	Zoning-Accessory-Residential	DECK	Shannon Brandon	7/5/2017	\$25.00
3306 HEATHERSTONE DR	6	Fence Permit	FENCE	Shannon Brandon	7/5/2017	\$10.00
502 W MAIN ST UNIT D	6	Sign Permit-Permanent	WINDOW SIGN 6/2017	Shannon Brandon	6/28/2017	\$37.70

Violation Activity Summary

6/28/2017 - 7/13/2017

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20170445	7/6/2017	Duane Puckett	1036 MAPLECREST DR.	1	BRUSH LETTER	Closed	7-6-17 cs Brush pile, certificate. follow up 7-11-17. 7-8-17 sb Email from Joe Dykes. The sticks are bundled. I verified this with the pictures that we took. I will let Mr. Dykes know he can disregard. Close.
20170443	7/3/2017	Duane Puckett	N MARKET ST	1	PROPERTY MAINTENANCE	Open	7/3/17 MA property maintenance complaint on the white church like building. Building needs a new metal roof, new siding in areas where it has broken off, needs a painted with small touch ups. Letter will be sent for compliance with follow up 7/13/17.
20170441	6/29/2017	Duane Puckett	947 MAPLECREST DR.	1	BRUSH LETTER	Closed	6-29-17 cs, brush certificate, follow up 7-6-17. 7-6-17 cs brush gone, case closed.
20170433	6/28/2017	Duane Puckett	1373 SHERIDAN CT.	1	TALL GRASS/WEEDS	Open	6/28/17 ma TW letter send certificate with follow up 7/5/17. 7/5/17 ma grass is good follow up 7/12/17. 7/12/17 ma grass is good follow up 7/19/17
20170453	7/12/2017	Duane Puckett	532 W FRANKLIN ST	2	TRASH & DEBRIS	Open	7/12/17 ma Large amounts of trash in driveway. Sending letter certificate, follow up 7/17/17
20170446	7/7/2017	Duane Puckett	537 W FRANKLIN ST	2	TRASH & DEBRIS	Open	7/7/17 ma two blue couches on the curb in front of 537 W. Franklin St. Sending letter certified with a follow up 7/12/17. 7/12/17 ma couches are still there. Sending 48 hour notice with follow-up on 7/17/17.
20170439	6/29/2017	Duane Puckett	605 MICHIGAN AVE	2	TALL GRASS/WEEDS	Open	6-29-17 cs TW, sending certificate, but note on mailbox said address is vacant. Follow up 7-6-17. Sending to OZ to be mowed.
20170424	6/27/2017	Duane Puckett	510 VIRGINIA AVE	2	TALL GRASS/WEEDS	Open	6-27-17 cs complaint was sent in about this property, grass is almost 10 inches, check back in a week to see if letter needs to be sent, follow up 7-6-17. 7-11-17 cs tall grass/weeds in front and back of house (in alleyway), certificate, follow up 7-19-17
20170423	6/27/2017	Duane Puckett	510 W FRANKLIN ST	2	BRUSH LETTER	Open	6-27-17 cs brush, certificate. Follow up 7-03-17. 7-03-17 brush removed
20170440	6/29/2017	Duane Puckett	827 E FRANKLIN ST	2	BRUSH LETTER	Closed	6-29-17 cs brush on side street by address, certificate. Follow up 7-5-17. 7/5/17 ma brush is gone closed
20170434	6/28/2017	Duane Puckett	404 MICHIGAN AVE	2	TALL GRASS/WEEDS	Open	6/28/17 ma TW send letter certificate follow up 7/5/17 7/5/17 ma grass is okay follow up 7/12/17 7/12/17 ma grass NTE follow up 7/17/17
20170435	6/28/2017	Duane Puckett	837 FOUNTAIN ST	2	TALL GRASS/WEEDS	Open	6-28-17 cs, This property is actually in the foreclosure process and is owned by the bank. The company who takes care of the house for the bank, requested the violations on this property, they are being sent by mail and email as requested, follow up 7-13-17. 7-6-17 cs letter was returned to sender probably because foreclosed, however it was delivered electronically, follow-up 7-13-17.
20170436	6/28/2017	Duane Puckett	837 FOUNTAIN ST	2	TRASH & DEBRIS	Open	6-28-17 cs, This property is actually foreclosed and owned by the bank. The company who works for the bank to take care of the property has requested violations on this property and they will be sent mail/email as well. follow up 7-13-17. 6-29-17, the company who is cleaning the property asked for 30 days to clean up the trash and it has been granted, so follow up 7-31-17. 7-6-17 letter returned to sender because of foreclosure and owned by bank.

20170438	6/28/2017	Duane Puckett	837 FOUNTAIN ST	2	PROPERTY MAINTENANCE	Open	6-28-17 cs, This property is actually foreclosed and owned by the bank. The company who works for the bank to take care of the property has requested violations on this property and they will be sent mail/email as well. follow up 7-13-17. 6-29-17, the company who is cleaning the property asked for 30 days to clean up the trash and it has been granted, so follow up 7-31-17. 7-6-17 letter returned to sender because of foreclosure and owned by bank.
20170447	7/10/2017	Duane Puckett	713 E FRANKLIN ST	3	TALL GRASS/WEEDS	Open	7/10/17 ma TW letter sent certificate with follow up 7/18/17
20170448	7/10/2017	Duane Puckett	112 E West St.	3	TALL GRASS/WEEDS	Open	7/10/17 ma TW letter sent certificate with follow up 7/18/18
20170449	7/10/2017	Shannon Brandon	210 S MARKET ST	3	TEMP SIGN - NO PERMIT	Open	7-10-17 sb Email to Matt Gray, construction sign no permit. Follow up 7-14-17, if no permit, send violation letter.
20170444	7/5/2017	Duane Puckett	19 S CHERRY ST	3	TRASH & DEBRIS	Open	7/5/17 ma Large amounts of trash on the porch and in the alley. Sending violation letter 7/10/17. ma Trash is still exists, sending 48 hour letter. If trash is still there after that, OZ pick up on Friday, follow up 7/13/17.
20170442	6/30/2017	Duane Puckett	926 E FRANKLIN ST	3	BRUSH LETTER	Open	6/30/17 ma large piles of tree branches for a tree that was cut apart send letter certificate follow up 7/6/17. 7-6-17 cs branches are still there, sending 48 hr notice letter, follow up 7-12-17. 7/10/17 ma had a phone call from Susan saying that all the brush should be gone by then end of the week pushing the follow up back to Friday 7/14/17
20170429	6/28/2017	Duane Puckett	1013 S CRAWFORD ST	3	TALL GRASS/WEEDS	Open	6/28/17 ma Tw send letter certificate follow up 7/5/17. 7/5/17 ma grass is good follow up 7/12/17. 7/12/17 ma grass iss good follow up 7/19/17.
20170454	7/12/2017	Duane Puckett	1595 HAWK CR	4	TRASH & DEBRIS	Open	7/12/17 ma Broken recliner on the curb in front of 1595 Hawk Cr. Letter sent certificate with follow up 7/17/17
20170421	6/23/2017	Duane Puckett	0 MCKAIG	5	TRASH & DEBRIS	Open	6-23-17 cs, sending letter about railroad ties that need to be cleaned up, dont forget to send a picture too. Follow up 6-26-17.6-27-17 cs, letter sent certified, follow up 7-11-17. R/R called and stated the items would be removed the week of July 24th. Follow-up 7/28/17.
20170430	6/28/2017	Duane Puckett	807 Drury Ln.	5	TALL GRASS/WEEDS	Open	6/28/17 ma letter was sent certificate with a follow up on 6/30/17. 6/30/17 ma grass is good follow up 7/14/17
20170437	6/28/2017	Shannon Brandon	1041 W MAIN ST	5	TEMP SIGN - NO PERMIT	Open	6-28-17 sb Stopped and talked to Joe Corrigan about his delivery truck being used as a vehicle sign. I asked him to move it. After 15 minutes of him telling me everything wrong with the city, he asked to have my supervisor call him. Giving this to Gregg Harris. Follow up 6-30-17. 7/12/17 gh Called Joe Corrigan regarding the truck a letter will be sent if compliance is not met. Follow-up 7-14-17.
20170452	7/11/2017	Shannon Brandon	1743 W MAIN ST	6	TEMP SIGN - NO PERMIT	Open	7-10-17 sb Temp sign on side of building facing I-75 - no permit. Certificate, remove by 7-21-17
20170428	6/28/2017	Shannon Brandon	2000 W MAIN ST	6	ZONING PROBLEM	Open	6-28-17 sb Letter to Lowe's about Farmer's Market, no permit. Have permit in by July 7. If not, we still have to give 30 days. Check back on 7-28-17.

20170431	6/28/2017	Shannon Brandon	3306 HEATHERSTONE DR	6	FENCE NO PERMIT	Closed	6-28-17 sb Letter certificate, fence with no permit. Follow up 7-10-17. 7-10-17 sb Applied for permit. Close.
20170432	6/28/2017	Shannon Brandon	3302 HEATHERSTONE DR	6	FENCE NO PERMIT	Open	6-28-17 sb Letter certificate, fence no permit, follow up 7-10-17